

# ONE MARKET SQUARE

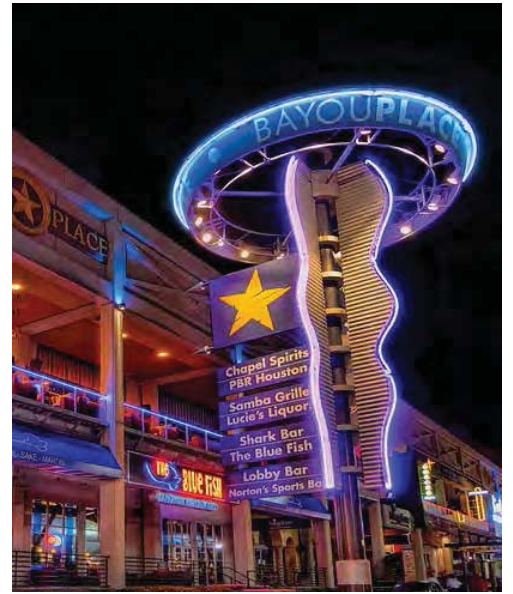
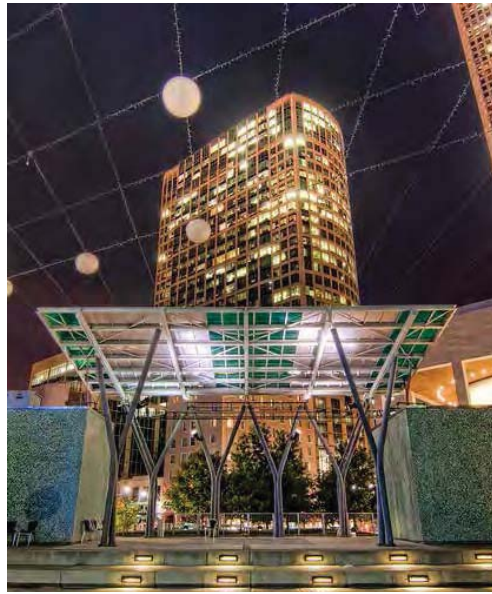


A Development by:  
**Essex | Commercial Properties**



For more information, please contact:

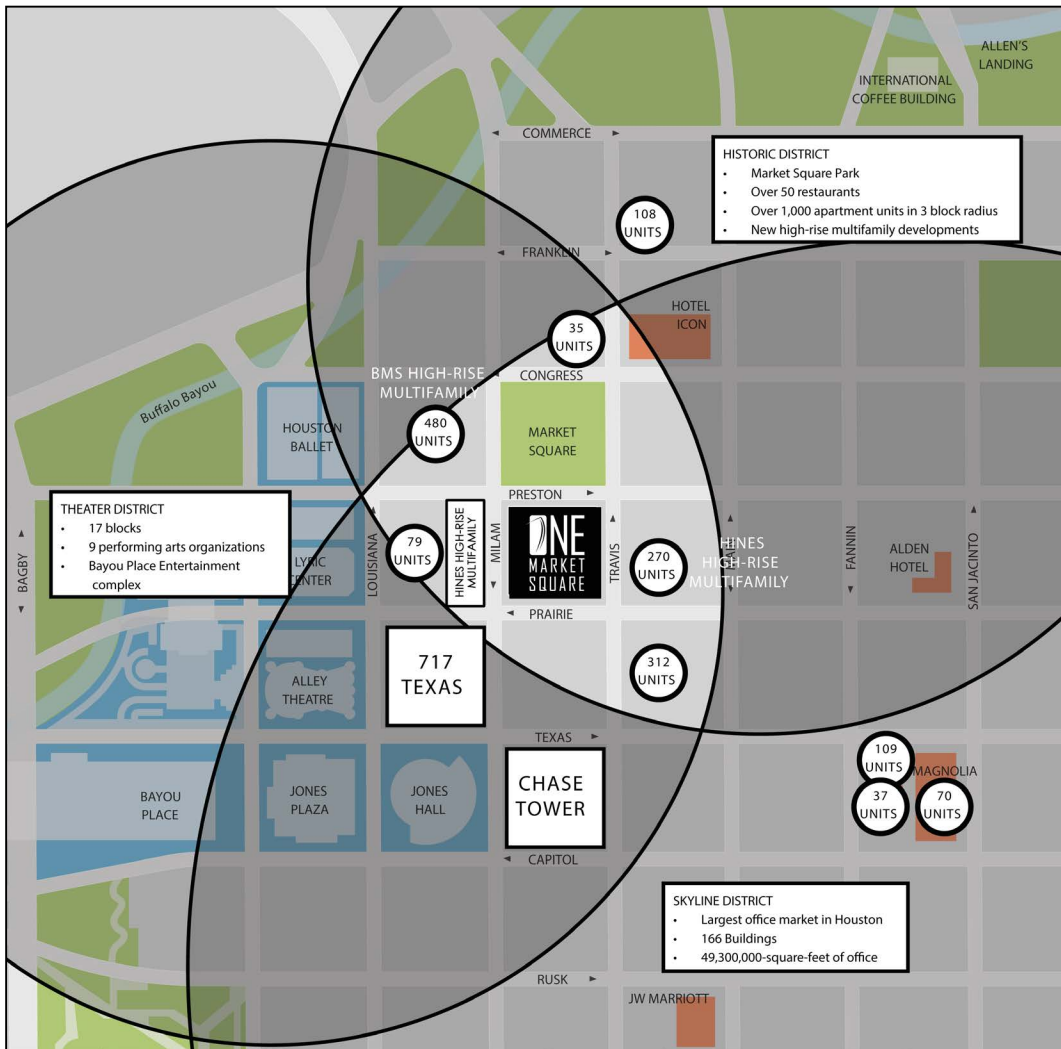
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# EPICENTER OF DOWNTOWN

Historic Market Square Park is the hub of downtown Houston's work-live-play neighborhood. It acts as a successful gathering area that houses businesses and events, drawing crowds due to its walking distance proximity to the acclaimed and extensive cultural scene that includes internationally renowned symphony, grand opera, ballet and theater, over 50 food and beverage offerings and the 130,000 SF Bayou Place entertainment complex.





## URBAN NEIGHBORHOOD

There are currently over 1,000 multifamily units within three blocks of the site, more than any other site downtown. Due to the neighborhood amenities, there are two more planned projects around Market Square Park, including Hines' 270-unit class A high-rise multifamily development.

- **12** Fortune 500 companies are headquartered Downtown.
- There are **150,000** employees in **44 Million** square feet of office space in downtown Houston.
- Over **55,000** people live in and around downtown Houston, and **220,000** people visit downtown on a daily basis.
- Every year **1.2 million** people stay in downtown Houston hotels.
- An additional **2,461** hotel rooms under construction will bring downtown's hotel room count to **7,700** rooms in **24** Hotels.
- Over **60,000** university students have easy access to downtown via MetroRail. Weekday MetroRail ridership is approximately **40,000**.
- **1.8 Million** square feet of convention space at the George R. Brown Convention Center comprise one of the top 10 largest conference facilities in the U.S.
- **11 million** people attend downtown Houston culture and entertainment attractions annually.
- **3** Professional sports teams - Astros, Rockets, and Dynamo - play in downtown stadiums.
- The **2nd** largest concentrated theater district in the country features Ballet, Symphony, Opera, Theater, and other Live Entertainment.

# CONVENIENT ACCESS



One Market Square's unique location within the CBD offers multiple commuting options to access the site, with superior convenience to the affluent neighborhoods of River Oaks, Tanglewood, and the Memorial Villages. The property has a tunnel easement agreement to connect to the extensive pedestrian tunnel system throughout the CBD.

**PRESTIGIOUS  
WEST-OF-MAIN  
LOCATION**



# SKYLINE PRESENCE

**SUPERIOR  
BRANDING  
OPPORTUNITY**



# MARKET SQUARE PARK

Located in the epicenter of the Skyline, Theater and Historic Districts is Market Square Park, the original heart of community activity in downtown Houston. Combining live entertainment, casual dining, shady walkways and a dog run, Market Square Park is reminiscent of another era where neighbors gather and enjoy the space they call home. In the 1900s, Market Square was the site of the original City Hall, and now plays host to community meetings, dining options, movies on the lawn and free yoga sessions.



(photos by Katya Horner/Downtown District)



(photo by Katya Horner/Downtown District)

# HISTORIC DISTRICT BOOM

Area restaurants and drinkeries:

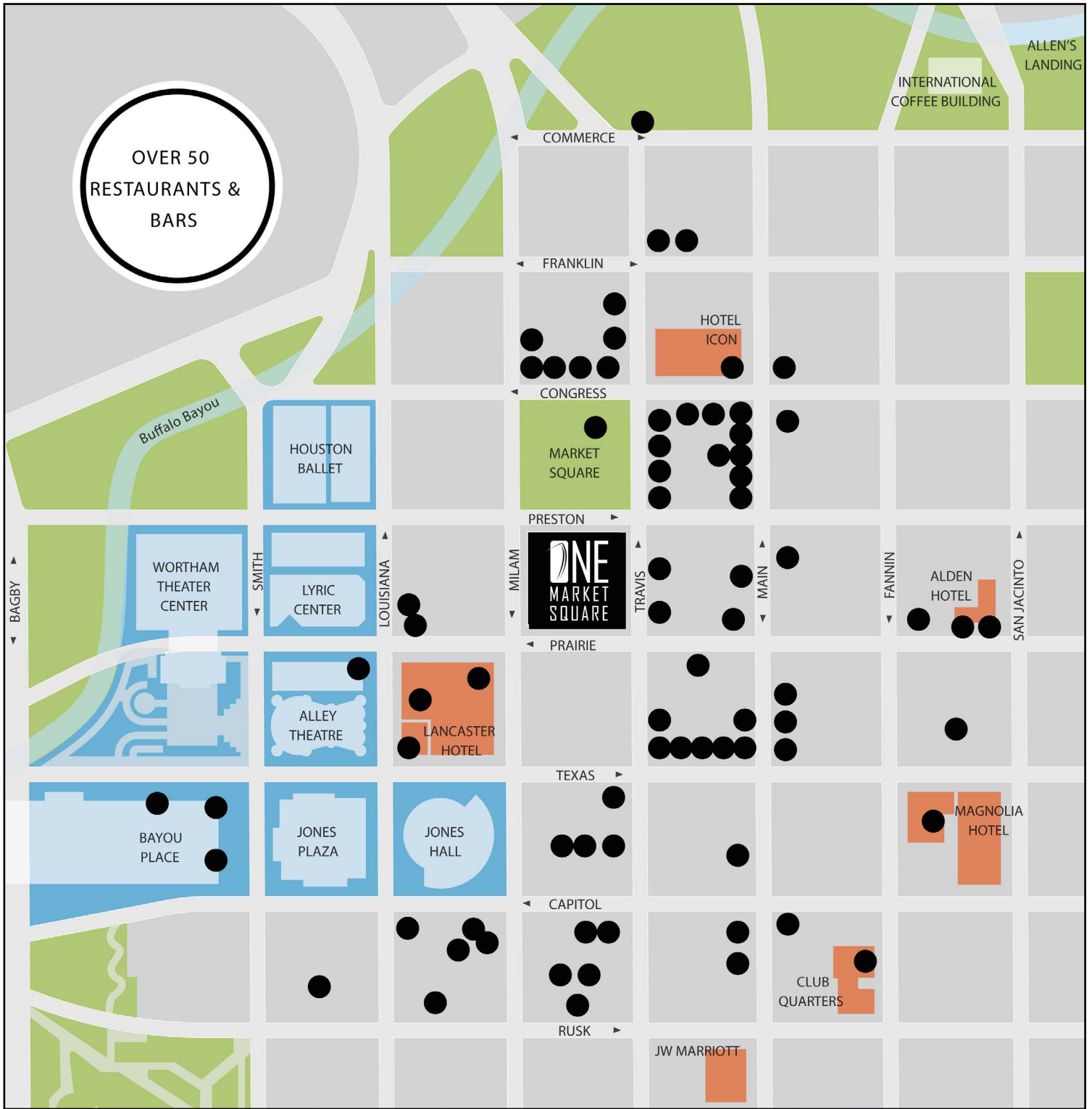
- 43rd Restaurant & Lounge
- Mandarin Hunan Cuisine
- Adrian's Restaurant Y Cantina
- Market Square Bar & Grill
- Alonti Café
- Massa's Restaurant
- Angelika Café
- Antone's Poor Boy's & Deli
- Mc Donald's
- Ara Service Cafeteria
- Aramark
- Metro Restaurant
- Arby's
- Mia Bella
- Arthur's Bbq & Seafood
- Nafaa Restaurants
- Avenue Deli & Café
- Ninfa's Mexican Restaurant
- Baja Sams Cantina & Grille
- Becks Prime
- Benihana
- Olive Tree Cafe Roma IV
- Birraporetti's
- Original New Orleans PO-Boy
- Bistro Lancaster
- Otto's Bar B Que & Hamburgers
- Bouray's Burrito Bar
- Palace Café
- Buca Di Bacco
- Pappas Bar-B-Q
- Burger King
- Paradise Bakery
- Pasta Place
- Cabo the Original Mix Mex Grill
- Pastabilities Catering
- Cafe Chino
- Petronella's Old World Market
- Cafe Roma
- Pizza Plus Chichen
- Charlie's Bar-B-Q
- Post Oak Grill
- Chesterfield's
- Puffabelly's Old Depot Rstrnt
- Chicken Etcetera
- Chin Tao Chinese Cuisine
- Q Deli Café
- Cliff'S/Ottos
- R C Cooper's Deli
- Clive's
- Roman Delight Pizza
- Club 511
- Rose's Patio Café
- Crumly Cogwheels
- Ruggles
- Ruggles Bistro Latino
- Dover's Restaurant
- Ruggles Bistro Latino Corp
- Downtown Café
- Saba Blue Water Café
- Downtown Market & Café
- Sake Lounge
- Droubis Brothers Mediterranean
- Sambuca Jazz Café
- Eats Mesquite Grill
- Sanba Room
- Elvia's Latin Grille
- Schlotzsky's Deli
- Farrago Resturant
- Skyline Deli
- Slainte Irish Pub
- Foley's Express
- Solero
- Frank's Pizza
- Soup & Salad
- Fusion Café
- General Joe Chopsticks
- Gmc Coffee Shop

- Taco Cabana Inc
- Grisby Inc
- Tasca Kitchen & Wine Bar
- Habanero Blue
- Hard Rock Café
- Teppanyaki
- This Is It
- Harlon's Bayou Blues
- Treebeard's Restaurant
- Harris County Heritage Society
- Health Bar's Fresh Express
- Heritage Café
- High Energy Health Bar Inc
- Hogg Grill & Café
- Treebeards Takeaway II
- Hunan Downtown Restaurant
- Vietnam Restaurant
- Inc Elvias
- Wendy's
- Irma's Restaurant
- Irma's Southwest Grill
- Wendy's Underground
- J Putty's Pizza
- Whistler's Walk
- Jack in the Box
- Zero's Sandwich Shop
- James Coney Island
- Zuby's Deli
- Josephine's Ristorante
- Zydeco Diner
- Kolache Shoppe
- Zydeco Louisiana Joint
- Kuchenmeister-the Food Court
- Alonti Deli
- LA Madeleine French Bakery
- LA Palapa Restaurant
- Last Concert Café
- Brooklyn Deli
- Lite Side
- Cafe Delight
- Lite Side Grill
- Lambert's Main Street Deli
- Longhorn Cafe & Saloon
- Murphy's Deli
- Louis Restaurant
- Luther's Bar-B-Q
- Mai's Restaurant
- Paul's Snack Shop
- Rachel's Sandwich Shop
- Salumeria D'Oro
- Subway Sandwiches & Salads
- Tres Caballos Cantina
- La Fisheria
- Conservatory
- Christian's Tailgate
- Fusion Taco
- The Honeymoon
- La Calle
- Morningside Thai
- Local Foods
- Craft Beer Cellar/Wokker TX Ranger



(photos by Katya Horner/Downtown District)

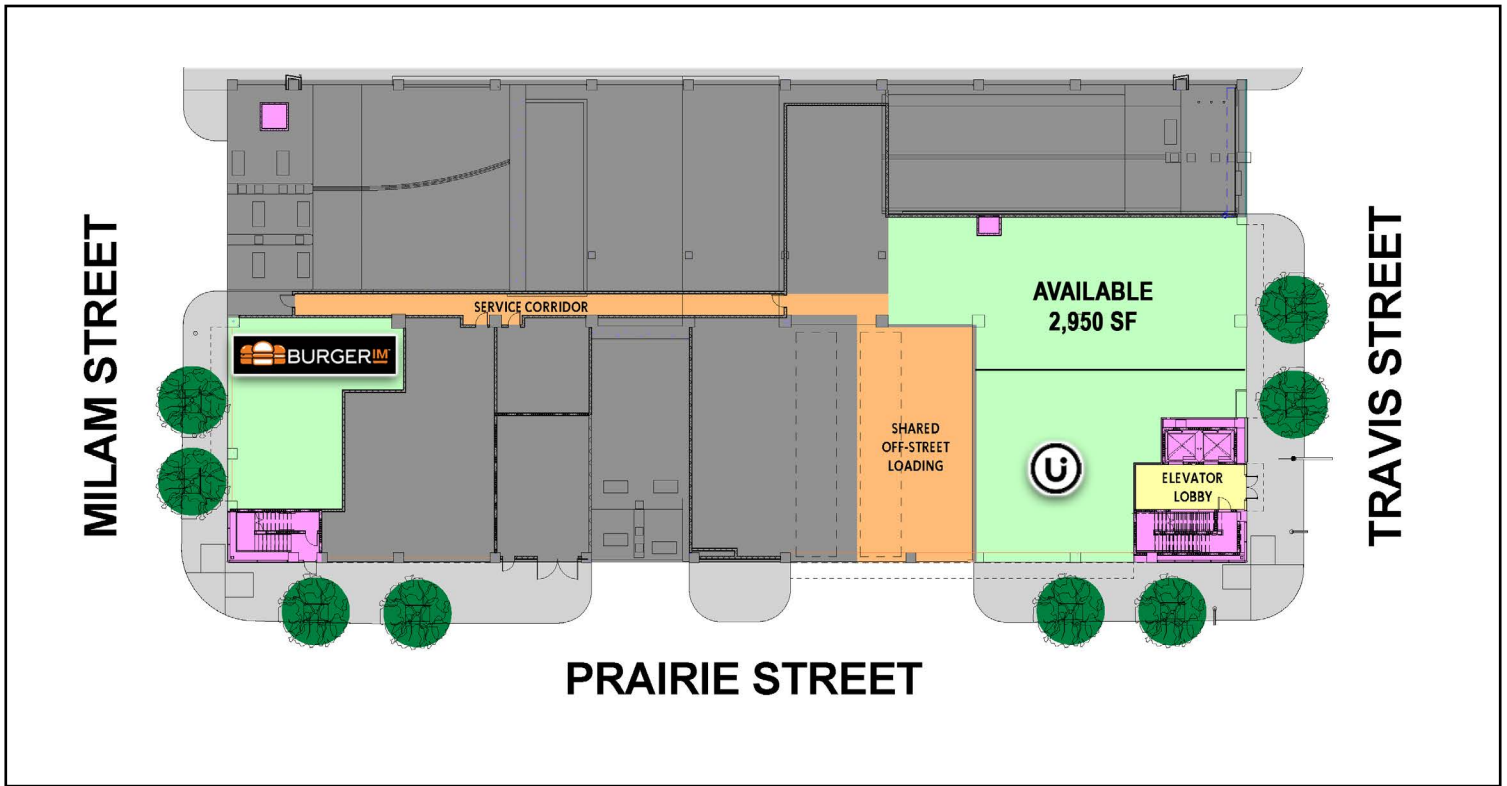




# WALKABLE AMENITIES

There are currently over 50 restaurants and bars within walking distance of One Market Square, with more to come. Additionally, there are over 1,000 multifamily units and 900 hotel rooms with three blocks of the site, creating a bustling 24/7 atmosphere unique in downtown Houston. One Market Square is located in the most walkable area of Houston's CBD.





## PROPERTY INFORMATION

### PHASE I

#### RESTAURANT/RETAIL

- 5,100 SF of Premier Downtown Restaurant Space, at the Heart of Market Square.
- 1,590 SF of Restaurant/Retail space

#### PARKING GARAGE

- 900 Parking Spaces

#### TUNNEL CONNECTION

- Construction planned to connect to the tunnel system

### TOTAL PHASE I & PHASE II

#### 41 LEVEL FULL SERVICE TOWER

- Rentable Building Area: 750,000 SF
- 28,000 SF of retail including 6,000 SF fitness center
- Expected LEED® Platinum certification

#### LOBBY

- Opportunities for two restaurants / cafés with outdoor seating

#### PARKING GARAGE

- 11 levels of above ground parking
- 2 loading docks

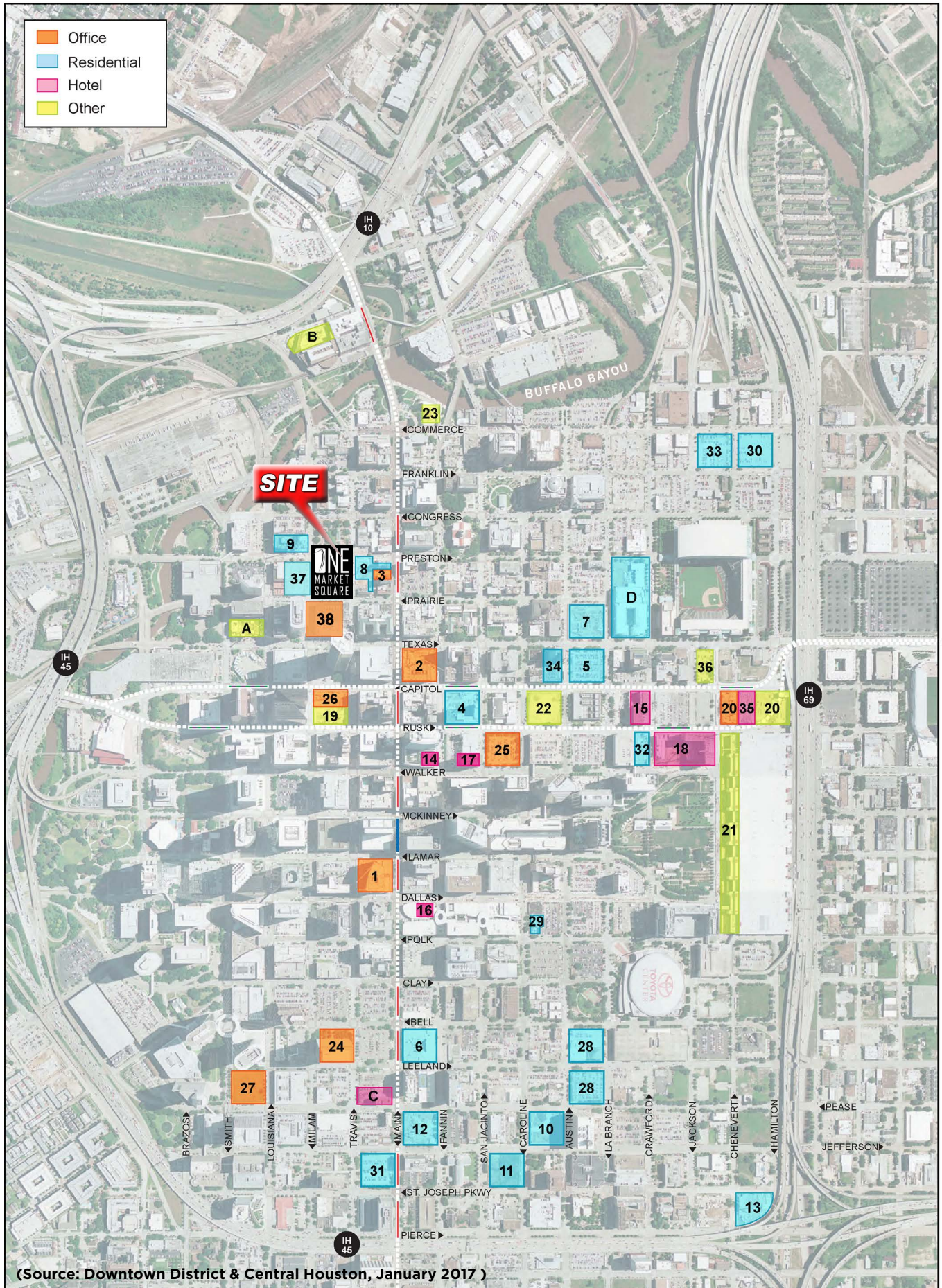
#### TUNNEL CONNECTION

- Tunnel easement agreement to connect to the downtown pedestrian tunnel system

\*Subject to change, figures are approximate.

# DOWNTOWN HOUSTON DEVELOPMENT MAP

UPDATED JANUARY 2016



(Source: Downtown District & Central Houston, January 2017)

# Development Map Description

RECENTLY COMPLETED



**A**  
**Alley Theatre**  
Full restoration of historic performance hall. Completed October 2015.



**B**  
**UHD Welcome Center & Garage**  
3-story garage with 1 occupied floor above, plus adjacent Welcome Center. Completed November 2015.



**C**  
**Holiday Inn**  
Redevelopment of the Savoy Hotel into a 212-key Holiday Inn Hotel. K&K Hotel Group. Completed December 2015.



**D**  
**500 Crawford**  
7-story, 400-unit residential building. The Finger Companies. Completed January 2016.

UNDER CONSTRUCTION



**1**  
**1111 Travis**  
23-story, 475,000 SF office tower. 1110 Main Partners, LP. Est. completion 1Q 2016.



**2**  
**609 Main at Texas**  
48-story, 1 million SF office tower. Hines. Est. completion 4Q 2016.

**3**

**State National Bank**  
Renovation of 14-story building constructed in 1928. Est. initial completion 2Q 2016.



**4**  
**1111 Rusk**  
Redevelopment of the old Texaco Building into 323 residential units. Est. completion 2Q 2016.



**5**  
**Alexan Downtown**  
6-story, 267-unit residential building. Trammell Crow Residential. Est. completion 1Q 2017.



**6**  
**Block 334**  
5-story, 207-unit residential building. Alliance Residential Company. Est. completion 1Q 2016.



**7**  
**Catalyst**  
28-story, 361-unit residential building. Marquette Companies. Est. completion 4Q 2016.



**8**  
**Aris Market Square**  
32-story, 274-unit residential building. Hines. Est. completion 2Q 2017.



**9**  
**Market Square Tower**  
40-story, 463-unit residential building. Woodbranch Tower, LLC. Est. completion 1Q 2017.



**10**  
**Planned Residential Tower**  
5-story, 220-unit residential building. Leon Capital Group. Est. completion 4Q 2016.



**11**  
**Planned Residential**  
8-story, 242-unit residential building. Allied Orion Group. Est. completion 3Q 2017.



**12**  
**SkyHouse Main**  
24-story, 336-unit residential building. Novare Group. Est. completion 3Q 2016.



**13**  
**The Hamilton**  
5-story, 149-unit residential building. Resolution Real Estate. Est. completion 2Q 2016.



**14**  
**Aloft Hotel**  
Redevelopment of the Stowers Building into 172-key hotel. William R. Franks Professional Services. Est. completion 2Q 2016.



**15**  
**Hampton Inn / Homewood Suites**  
14-story, 173-key Hampton Inn and 127-key Homewood Suites. American Liberty Hospitality. Est. completion 1Q 2016.



**16**  
**Hotel Alessandria**  
21-story, 225-key full-service luxury hotel. Midway Companies Inc. Est. completion 4Q 2016.



**17**  
**Le Meridien**  
Redevelopment of the Melrose Building into 255-key hotel. Services Group, Inc. Est. completion 3Q 2017.



**18**  
**Marriott Marquis Houston Convention Center Hotel**  
29-story, 1,000-key hotel. RIDA Development Corporation. Est. completion 3Q 2016.



**19**  
**Capitol Tower Parking Garage**  
7-story, 300-space parking garage. Skanska. Est. completion 1Q 2016.



**20**  
**Partnership Building**  
7-story, 1,900-car public parking facility, plus 120,000 SF office space. Houston First Corporation. Est. completion 1Q 2016.



**21**  
**GRBCC Interior / Exterior Enhancements**  
Renovations to lobbies, retail and western facades; includes improvements to AdIA. Houston First Corporation. Est. completion 1Q 2016.



**22**  
**High School for the Performing and Visual Arts**  
New HISD magnet school. Est. completion date not available.



**23**  
**Sunset Coffee Building at Allen's Landing**  
Renovation of the 3-story, 1910 building. Est. completion 1Q 2016.



**24**  
**800 Bell Redevelopment**  
45-story, 1.4 million SF office tower. Redevelopment by Shorenstein Properties. Est. construction start date not available.



**25**  
**6 Houston Center**  
30-story, 600,000 SF office tower. Crescent. Est. construction start date not available.



**26**  
**Capitol Tower**  
35-story, 750,000 SF office tower. Skanska. Est. construction start date not available.

PLANNED



**27**  
**Chevron Office Tower**  
50-story, 1.7 million SF office tower. Est. construction start date not available.



**28**  
**Planned Residential**  
20-story, 550-unit residential buildings. Camden Property Trust. Est. construction start date not available.



**29**  
**Marlowe**  
20-story, 100-unit condominium. Randall Davis. Est. construction start 1Q 2016. Est. completion 1Q 2017.



**30**  
**The Cosmopolitan**  
7-story, 209-unit residential building. Realtek Development. Est. construction start 1Q 2016. Est. completion 3Q 2017.



**31**  
**1810 Main**  
10-story, 286-unit residential building. Fairfield Residential. Est. construction start 1Q 2016. Est. completion 1Q 2018.



**32**  
**Planned Residential**  
40-story, 314-unit residential building with 12-story garage podium. Trammell Crow. Est. construction start 3Q 2016. Est. completion 1Q 2019.



**33**  
**Planned Residential**  
24-story, 304-unit residential building. Marquette Companies. Est. construction start 1Q 2016. Est. completion 1Q 2017.



**34**  
**Planned Residential**  
Redevelopment of the Great Southwest Building into 162 residential units. Todd Interests. Est. construction start 1Q 2016. Est. completion 1Q 2017.

**35**  
**Convention Center Hotel**  
15-story, boutique hotel atop the GHP Building. Houston First Corporation. Construction start date not available.

**36**  
**Parking Garage**  
300-car parking facility for Incarnate Word Academy and Annunciation Catholic Church. Construction start date not available.

**37**  
**Hines Multifamily**  
Est. completion 2021

**38**  
**Hines High-Rise**  
47 Story, 1 Million SF. Est. completion 2021



For Retail Leasing Information:



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Development Team: **Essex** | Commercial Properties      WYLIE  
**Gensler**      WALTER P MOORE      LINBECK

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[LEASING](#)



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date